

TOWN OF LOS ALTOS HILLS

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Basement Ordinance

Effective Date: 11/20/2011

Sec. 10-1.202 Basement

"Basement" shall mean a floor level, or portions thereof, which has:

- (1) all portions directly below a building; and
- (2) the finished floor elevation of the building level above shall not be greater than twenty-eight (28") inches above the adjoining natural or finished grade, whichever is lower; and
- (3) have at least 75% of its perimeter length wholly underground; and

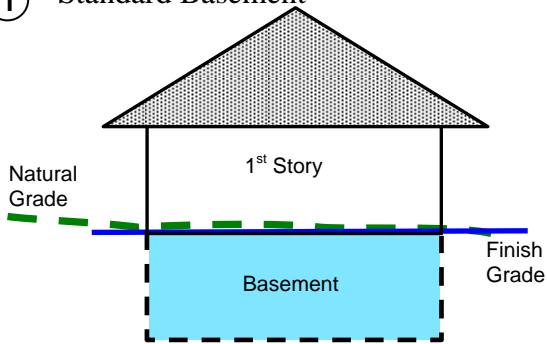
Daylighted basements shall comply with all height and setback requirements of this ordinance. Basements including cellars and bunkers, which are not located within the footprint of the building above, may be permitted by the Planning Commission when it finds that such structures do not encroach in setbacks, are a minimum of 18 inches below natural grade, are wholly underground except for required exiting, lighting and ventilation and are counted as development area except when placed under a surface already counted as development area. Bunker area that exceeds 1,500 square feet shall be counted as Floor Area.

Daylight Basement Structure Height Setback: For basement floor levels, the floor area portion and the first 20 feet of a daylighted basement shall be limited to a structure height of 27 feet as measured from the basement pad elevation to the highest portion of the roof structure above. (See Example #4)

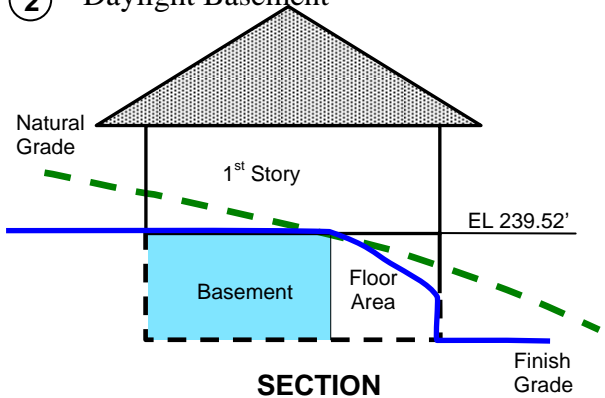
Note: *Daylighted basements shall comply with the Town's grading policy. The Grading Policy is used by staff in evaluating and making recommendations to the Planning Commission and/or City Council regarding site development applications, and as guidance for applicants. Individual sites may dictate a need to deviate from the criteria, to the extent permitted by the Planning Commission and/or City Council.*

BASEMENT EXAMPLES

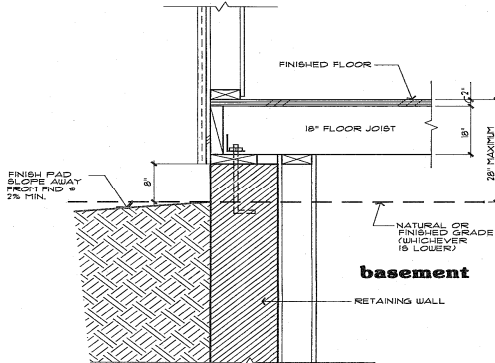
① Standard Basement



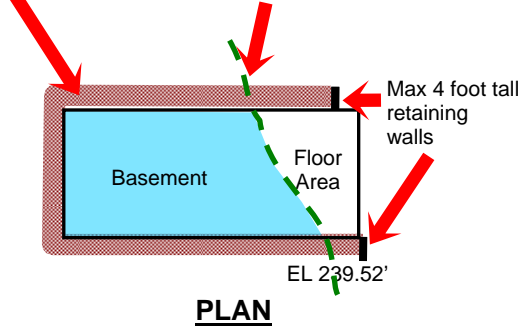
② Daylight Basement



③ Basement Retaining Wall and Floor Frame Detail

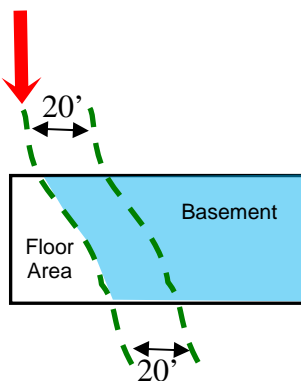


At least 75% of basement perimeter wholly underground
Topography line at 28" below the FF elevation



④ Daylight Basement Structure Height Setback

Topography line at 28" below the FF elevation



28" below the 1st FF elevation

